

Urban Design Referral Response

Application Number:	DA2020/0455
Date:	22/09/2020
To:	Alex Keller
Land to be developed (Address):	<p>Lot 1 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 2 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103</p> <p>Lot 1 DP 963829 , 50 - 52 Golf Avenue MONA VALE NSW 2103</p>

Officer comments

Generally, the proposal has addressed all the issues identified in the Pre-lodgement Meeting (provided below) except for some breach in building height for the third storey element of about 0.38m maximum. The additional building height breach will have minor impact on shadows and view-sharing issues.

PLM Urban Design Comments:

1. The 8.5mm building height has been breached (1m approx.) with the proposed third storey. The height control calls for a built form of a 2 storey building with a roof form. It is recommended that the third storey be treated as a 'room in the roof' well set backed from the 2 storey built form. The 4.2m at 45 degree envelope control should also be complied with. As the site is surrounded by higher residential units, view sharing will be a critical issue. As such the building height and envelope controls should be strictly complied with to pursue an increase in density from 13 permissible to 16 units proposed.

Response: The proposal is now for 14 units and the third storey unit has been further set-backed from the edge of the building with planters incorporated.

2. The site slopes down to the north-eastern corner where a residential unit is proposed to utilise the exposed section of the basement carpark. Carpark structure should not protrude greater than 1m above natural ground level. The entry door/ lobby to the sunken apartment should be made more generous in-view of the less optimal basement carpark entry point and higher usage by other residents accessing the carpark.

Response: The sunken apartment is now part of a maisonette unit which is entered from the ground floor area.

3. There is a shortage of landscape area of 2.7% which could be used to further articulate the building facades with big landscape indent areas especially along the eastern façade of the front building and northern façade of the back building. This will help to break down the flatness and monotony of the long facades proposed. Communal open spaces should be incorporated into the landscape concept. The basement ramp should be shifted away from the eastern boundary to create a 2m wide deep-soil landscape buffer.

Response: The building facades are now well articulated with landscaped indents. The basement ramp has been relocated to create a landscaped buffer on the eastern boundary.

4. Privacy screens integrated into the architecture of the building design should be incorporated into the upper level residential units to address overlooking issues to next door neighbours. The third storey balconies proposed should be limited in size and well set-backed from the edges and planters incorporated to avoid overlooking and noise nuisance issues to adjacent neighbours.

Response: Privacy screen details have been incorporated.

5. A comprehensive view analysis should be submitted to illustrate the view-sharing strategy.

Response: View-sharing analysis have been demonstrated.

6. Compliance with the Apartment Design Guide should be demonstrated in future submission.

Response: Apartment Design Guide compliances have been demonstrated.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.